South Carolina Planning Education Advisory Committee
(SCPEAC)

October 12, 2026

NOTICE OF DECISION

Title of Program: City of Greenville Annual Board and Commission Training

Organization: City of Greenville Planning and Development

The following action has been taken by the SCPEAC on this application:

APPLICATION RECEIVED	Date: October 12, 2026
APPLICATION REVIEWED	Date: October 12, 2026
ACCEPTED WITHOUT OBJECTION	Date: N/A

a) __X__ ACCREDITED for: 3 Hours (180 minutes) CE credit hours: 3 CE

b) _____DENIED ACCREDITATION

c) _____RETURNED for more information

If accredited:

a) Authorized Course No.: 2026-07

b) Date of accreditation: October 12, 2026

Certification Signature, MASC Administrative Representative: L P. Floyd

Certification Signature, SCPEAC Representative: Stephanie Monroe Tillerson

For further information, contact Urica Floyd at 803-354-4754
or the committee at SCPEAC@masc.sc.

Municipal Association of SC • 1411 Gervais Street • Columbia, SC • 29201
Phone: 803.354.4754
Email: SCPEAC@masc.sc
Website: https://www.scstatehouse.gov/SCPEAC/

Application for Accreditation of a Continuing Education Program or as a Sponsor Organization

NOTE: This certification form, together with the required information referenced therein, shall be submitted to the South Carolina Planning Education Advisory Committee (SCPEAC). Applications are due no later than at least 30 days prior to the first scheduled presentation of a program or class. Once submitted, as the applicant, if you have not been contacted within 5 business days of a submittal, you should reach out with an email or phone call to scpeac@masc.sc or to 803.354.4754 for application status. Approvals are generally granted within 24 to 48 hours. If no objections are raised by a member of the SCPEAC within 10 business days of receipt, the program shall be considered accepted. If an objection is raised, a teleconference meeting shall be scheduled with appropriate public notice, as soon as reasonably possible, to review the application. The Committee will consider extenuating circumstances where the 30-day deadline cannot be met.The primary applicant or staff member organizing the training must meet the minimal educational requirements of at least an undergrad degree, plus 5 years experience in the planning field.

Reason for Application

Choose one:

⊙ Request as a Local Official for Continuing Education Program Approval ○ Request as an Organization for Accreditation of a Continuing Education Training ○ Request as an Organization to be an Approved Sponsor of Continuing Education Programs

Applicant Information

*The primary applicant or staff member submitting the training for approval must meet the minimal educational requirements of at least **an undergrad degree, plus 5 years experience in the planning field**. The submitting applicant certifies the proposed Continuing Education Program meets the educational requirements in Section 6-29-1340 of the South Carolina Code of Laws and that the proposed presenter is qualified to give the presentation.*

Name

Barrett	Armstrong
First	Last

Municipality/County/Organization
City of Greenville

Position
Principal Development Planner

Phone
(864) 467-4409

Email
barmstrong@greenvillesc.gov

If you are a COG Director, indicate which jurisdiction the certification is being requested for:

Applicant Resume/Vita
Barrett Armstrong Fall 2026.pdf

Information About Organization Providing the Training

Organization Name
City of Greenville Planning and Development

Organization Address
15 S Main St
Address Line 1

Suite 100
Address Line 2

Greenville
City

South Carolina
State

29601
Zip Code

Organization Phone
(864) 467-4476

Organization Website
https://www.greenvillesc.gov/planning-development

Name of Training Contact
Barrett M Armstrong

Title of Training Contact
Principal Development Planner

Training Contact's Phone
(864) 467-4409

Training Contact's Email
barmstrong@greenvillesc.gov

Training Program Information

Title of Planned Training or Program
City of Greenville Annual Board and Commission Training

Date of Training
11/13/2026

Length of Training Session (i.e. 60 minutes, 90 minutes, 3-hours, etc.)
3 hours

Training Location

Greenlink Operations Center

Brief description of the Training or Program and its relevant content:

This training will be split into two sessions.

Session 1 - "Applying Planning and Design Principles in Civic and Public Development Projects"
This session is a mobile workshop and will feature 3 major developments in Greenville. This session is intended to enhance the knowledge and contextual understanding of attendees by exploring significant development projects currently underway in the City of Greenville. During the workshop, participants will gain insights into relevant planning and design processes, the challenges faced by the design teams, and how the public process has shaped the outcomes of each project.

Session 2 - "Legal Aspects of Board Communication and Processes"
This session will feature a presentation from the City Attorney's office and city staff, highlighting legal considerations for each of our boards and commissions. Topics will include ex parte communications, executive sessions, the Freedom of Information Act, chair and vice-chair functions, and recent development code updates.

Method of presentation (in-person; virtual; or other):

In-person

When will materials be distributed (before or at the time of the program):

The program agenda and handouts will be distributed 2 weeks before, and the final presentation will be shared at the time of the program

Description of materials to be distributed:

A brief handout will be provided for Session 1 (mobile session), providing background on each project to be visited. The presentation for Session 2 will be shared with all attendees for future reference. Evaluation sheets will also be distributed after the program for feedback on the sessions.

Method of Advertisement (Describe how you plan to notify local officials of the program):

The program will be publicly posted per state law and direct calendar invites will also be sent to each board and commission member.

Additional Comments

Required Attachments

Brochure, if available:

Course Presenter(s) and credentials (include brief resumes and qualifications, combine into one .pdf document):
Presenter Bios.pdf

Copies of all handouts and course materials (combine into one .pdf document). If the course materials is a video/webinar recording include an informational sheet with video summary, links to the host site of the video, etc.:
COG Annual Board and Commission Training.pdf

Evaluation Form and method of evaluation (each program must be evaluated, combine into one .pdf document):
Evaluation Sheet.pdf

Certification. By submitting this application, the applicant agrees to:

1. Allow in-person observation, without charge, of the Program by the SCPEAC Committee members. Any food, travel, or lodging costs will be the responsibility of the Committee member.

2. The applicant acknowledges that its approval for this Program may be withdrawn for violations of the regulations or failure to comply with the agreements and representations contained herein and as may be required by the SCPEAC.

BARRETT ARMSTRONG PLA, ASLA

Dedicated to creating healthy and thriving communities through thoughtful consideration of people and context.

Work Experience

City of Greenville Planning & Development | Greenville, SC **(2026-Present)**
Position: Principal Development Planner

City of Greenville Planning & Development | Greenville, SC **(2021-2026)**
Position: Sr. Urban Designer

MKSK Studios | Greenville, SC **(2017-2021)**
Position: LA Studio Team Leader, Associate, Project Manager

Outdoor Spatial Design | Charleston, SC **(2016-2017)**
Position: Project Manager, Landscape Architect

DesignWorks, LC | Charleston, SC **(2013-2016)**
Position: Designer

Education

Clemson University,
Bachelor of Landscape Architecture, 2012

Professional Licenses & Certifications

Registered Landscape Architect, SC
AICP (in process)

Selected Projects

Greenville Development Code | Greenville, South Carolina **(2022-present)**
Along with a consultant team, assisted in the full rewrite of the city's Land Management Ordinance. Provided technical reviews of design standards and ordinance language, and managed all revisions and postings of the document. Also assisted with the extensive public engagement campaign to educate and solicit feedback from the city's leadership, residents, business owners, and developers. Following the swift adoption of the development code, I continue to serve on a leadership team to regularly evaluate and amend the document as needed to provide clarity and respond to the city's changing needs.

Unity Park (Consultant Team Project Manager) | Greenville, South Carolina **(2017-2021)**
Managed the Design Team of 14 subconsultants through schematic design, construction documentation, value engineering, bidding, permitting, & construction administration of the 40 acre, $40M project while coordinating with City staff, elected officials, and stakeholders to continually align with community goals and funding. The park opened in 2022 and continues to drive surrounding economic investment and park expansion.

Haynie-Sirrine Neighborhood Plan | Greenville, South Carolina **(2023-2024)**
Served as the lead designer and community engagement facilitator in the creation of a new neighborhood master plan near the heart of Greenville. Developed a framework for establishing community priorities and objectives, balancing development opportunity and neighborhood protections. The document was unanimously adopted and ultimately informed the current zoning for the neighborhood.

Project Range

Public Parks (9) | Commercial Development (10) | Multifamily Residential (7) | Single Family Residential (20+)
Campus Design (7) | Master Planning & Placemaking (20) | Comprehensive Zoning Code Writing (1)

Professional Affiliations

American Society of Landscape Architects
Urban Land Institute

Volunteer Positions

SCASLA Awards Chair (2019-present)
SCASLA Member At-Large (2021)

Software Experience

AutoCAD, Civil3D, Revit, Sketchup, Microsoft & Adobe Suites, GIS, Procore

Professional Skills

Zoning Code Writing & Interpretation, Technical Writing, Design & Code Compliance Analysis, Proposal Writing, Project Management, Public Engagement, Concept Design, Master Planning, Rendering & Visualization, Cost Estimating, Construction Documentation, Bidding & Permitting, Construction Administration, Project Closeout

Contact

208 Roberta Drive, Greenville, SC 29615
barrettarmstrong@gmail.com
828.674.6529

City of Greenville

Training Session for Planning Review Boards

November 13, 2026

Presenters

Michael Frixen, AICP

Interim Planning Director, City of Greenville Dept. of Planning & Development Services

A native of Charlotte, NC, Michael earned his degree in History from Western Carolina University before obtaining his Master of Urban and Regional Planning from Florida State University. Michael started his professional career in 2012 as a Regional Planner for the Chattanooga Area Regional Council of Governments and was ultimately promoted to Planning Director. In 2018, Michael joined the City of Greenville as a Development Planner, where he reviewed new developments and coordinated the Planning Commission. Beginning in 2020, Michael served for two years as the Assistant to the City Manager, overseeing the city's annual work plan and supporting the City Manager's Office with special projects and initiatives. During this time, he also served as the city's Sustainability Coordinator and provided staff support for the Green Ribbon Advisory Committee. In April 2022, Michael rejoined the Planning Department and serves as Principal Planner over the Long-Range Planning Division. Michael's professional interests include community revitalization, public health, and planning law.

Edward Kinney, PLA

Principal Landscape Architect, City of Greenville Dept. of Planning & Development Services

Edward is the city's Senior Landscape Architect and manages the Urban Design Division. He is a licensed landscape architect and arborist with a master's degree in Landscape Architecture. Edward worked as a private consultant for ten years before joining the city in 2013. He built projects in the Southeast, New England, the western states, and Canada. His work encompasses urban planning and design, master planning for main streets, housing developments, commercial and mixed-use developments, park design and construction, streetscape design, resort amenity design, zoo design, and the design and construction of outdoor classrooms for the Denver Public School System, for which he received an AmerciCorps Service Award. Edward was appointed to the SC Board of Landscape Architectural Examiners by Governor Nikki Haley in 2015 and reappointed by Governor McMaster in 2019 where he currently serves as vice-chair. Edward was recently appointed to the National Board of Directors of CLARB, which oversees all landscape architecture licensure boards in the United States, US Territories and Canada.

Kris Kurjiaka, AICP

Principal Development Planner, City of Greenville Dept. of Planning & Development Services

Kris grew up in Danbury, CT and at 18, moved south to attend the University of North Carolina, where he earned a Bachelor of Arts in Political Science. After graduating, he briefly returned to Connecticut where he worked as a substitute teacher, high school cross country and track coach and auto parts store manager. In 2006, he moved south once again to pursue a Master of City and Regional Planning at Clemson University. Before coming to work for the City, Kris served as town planner for the Town of Pendleton and as zoning administrator and principal planner for Greenville County. Today, he leads the City's Current Planning team, and his planning interests include enhancing the unique character in a community through orderly and thoughtful growth and development.

Barrett Armstrong, PLA

Principal Development Planner, City of Greenville Dept. of Planning & Development Services

Barrett is a licensed landscape architect and principal in charge of the City's Long Range Planning Division. A native of Hendersonville, NC, and a graduate of Clemson University, he spent over a decade working in the private sector on planning, design, and construction projects across the United States, including Greenville's own Unity Park. Barrett's work experience includes community engagement, master planning, placemaking, and design and construction of public parks, residential, and commercial projects. Since joining the city in 2021 he has worked to encourage collaboration between city departments and developers while prioritizing best practices in planning and design. Barrett is actively engaged in Clemson University's School of Architecture, Art, and Construction, where he regularly participates in student projects, reviews, and awards. He also serves as the Awards Chair for the South Carolina Society of Landscape Architects. Barrett's professional interests include environmental planning and design, urban planning, and community engagement.

Logan Wells

Deputy City Attorney, City of Greenville Office of the City Attorney

Logan joined the City of Greenville legal team in 2016. She gained a bachelor's degree in history and political science from Furman University, and graduated with a law degree from the University of South Carolina School of Law. Before coming to the city, Logan had a background in private practice with Collins & Lacy, working mostly on civil defense litigation involving insurance coverage and bad faith litigation. Today, Logan assists with Planning Commission hearings and regularly provides guidance to the Planning Department pertaining to state legislature, legal processes, land use and zoning regulations, and property ownership rights.

Session Evaluation

City of Greenville Planning Review Board Training

Date: November 13, 2026

Session 1: Applying Planning and Design Principles in Civic and Public Development Projects					
Presenter(s): City Staff					
Evaluation Statement	**Strongly Disagree**	**Disagree**	**Neutral**	**Agree**	**Strongly Agree**
The material was applicable and relevant for me as a board or commission member.	1	2	3	4	5
The material was presented clearly and in an understandable format.	1	2	3	4	5
The material increased my knowledge of planning and development in Greenville.	1	2	3	4	5
I will apply the information from this session in my role as a board or commission member.	1	2	3	4	5
I would like to learn more about this topic at a future workshop or presentation.	1	2	3	4	5

Comments:

Session 2: Legal Aspects of Board Communication and Processes					
Presenter(s): City Staff					
Evaluation Statement	**Strongly Disagree**	**Disagree**	**Neutral**	**Agree**	**Strongly Agree**
The material was applicable and relevant for me as a board or commission member.	1	2	3	4	5
The material was presented clearly and in an understandable format.	1	2	3	4	5
The material increased my knowledge of planning and development in Greenville.	1	2	3	4	5
I will apply the information from this session in my role as a board or commission member.	1	2	3	4	5
I would like to learn more about this topic at a future workshop or presentation.	1	2	3	4	5

Comments:

Board and Commission Training

Planning Commission

Board of Zoning Appeals

Design Review Board

Historic Review Board

Art In Public Places Commission

city of greenville

Agenda

- **Welcome & Introduction**
- **Annual Training Requirements**
- **Session 1: Mobile Workshop**

  Applying Planning and Design Principles in Civic and Public Development Projects
- **Session 2: Executive Session**

  Legal Aspects of Board Communication and Processes

  (executive session, lunch provided)

Welcome & Introduction



city of greenville

Training Requirement

South Carolina State Law

SECTION 6-29-1340. Educational requirements; time-frame for completion; subjects.

A. Unless expressly exempted as provided in Section 6-29-1350, each appointed official and professional employee must:

(1) no earlier than one hundred and eighty days prior to and no later than three hundred and sixty-five days after the initial date of appointment or employment, attend a minimum of six hours of orientation training in one or more of the subjects listed in subsection (C); and

(2) annually, after the first year of service or employment, but no later than three hundred and sixty-five days after each anniversary of the initial date of appointment or employment, attend no fewer than three hours of continuing education in any of the subjects listed in subsection (C).

Greenville Municipal Code

ARTICLE IV. - BOARDS, COMMISSIONS AND COMMITTEES

DIVISION 1. – GENERALLY

Sec. 2-333. - Uniform procedures.

(c) Training and model procedures.

(1)The city manager shall develop and implement such periodic training sessions as may be reasonable and appropriate for members of boards and commissions and for staff liaisons. Such training shall include, but not be limited to, basic provisions of parliamentary procedure, the role of municipal government in the regulatory context, and the extent of authority delegated to boards and commissions by city ordinances. Attendance by members of boards and commissions and staff liaisons shall be mandatory.

Session 1:

Applying Planning and Design Principles in Civic and Public Development Projects

(Mobile Workshop)

Session 1: Mobile Workshop

Planning and Design Principles in Civic and Public Development Projects

November 13, 2026

ATTENDEES

Members of the City of Greenville Planning Commission, Board of Zoning Appeals, Design Review Board, Historical Review Board, and Art in Public Places Commission

FACILITATORS

City of Greenville Planning Staff

OBJECTIVE

To enhance the knowledge and contextual understanding of attendees by exploring significant development projects currently underway in the City of Greenville. During the workshop, participants will gain insights into relevant planning and design processes, the challenges faced by the design teams, and how the public process has shaped the outcomes of each project. This tour will provide board and commission members with a broader understanding of the course of a project and the impacts of the public process, enabling them to make informed decisions in their respective roles for the Greenville community.

DESTINATIONS AND FOCUS AREAS *May be modified for time.*

- **Downtown Conference Center** *(30 min.)*

  In alignment with planning efforts dating back to 1989, this project will resurrect an underutilized edge of our downtown with a unique, vibrant, active, and multi-functional space; a new district defined by a unique and dynamic Conference Center. This influx of energy will support, and be supported by, additional restaurant space, commercial space, office space, residential units, a robust pedestrian network, and a new high quality, urban city park.

  The project will consist of one four-level parking deck housing approximately 1,250 stalls but completely wrapped and obscured by one four-level conference center; one seven-level multi-family building; one seven-level hotel tower atop the conference center; one two-story jewel-box standalone building; one four-level office tower atop the parking deck; and one five-level office tower atop the parking deck. The park will be nearly an acre in size and provide direct connection to Camperdown pedestrian area and Falls Park, upgraded sidewalks, and improved pedestrian crossings of Falls Street.

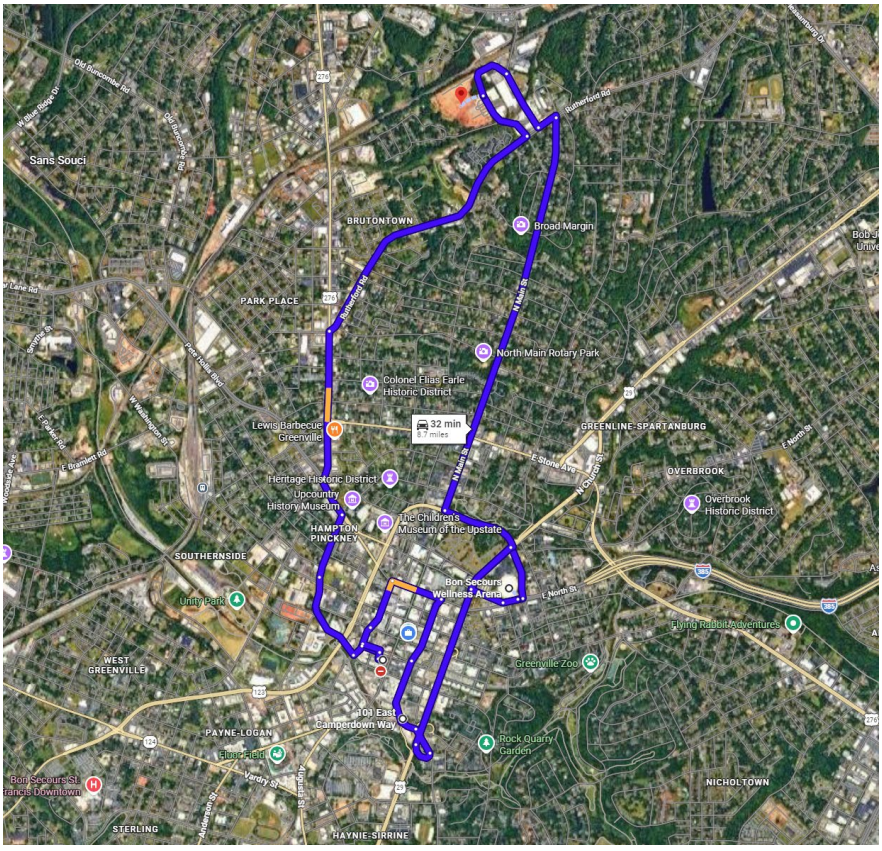
  The initial phase was presented and approved by the Design Review Board at its October 15 public hearing, with concurrent phases to be reviewed as the project advances. This project is anticipated to have a significant visual and economic impact on the city over the next several decades.

- **City Hall** *(30 min.)*
  Constructed in 1973, Greenville's City Hall is a 10-story 100,000 square foot example of Miesian-like office architecture. The building replaced an 1892 Romanesque Revival US Courthouse and Post Office, which previously housed City Hall from the late 1930s until its demolition in 1973. The current structure features dark reflective glass and bronze aluminum siding, contrasted by a travertine stone clad vertical circulation core.

  Renovation of the existing structure is envisioned to highlight the city's priority of transparency and its expectations for high-quality development. The project was approved at the Design Review Board's public hearing on June 18, with interior demolition scheduled to begin this Fall.

- **Bon Secours Wellness Arena District** *(30 min.)*
  In an effort to bring new offerings to Greenville's entertainment scene, the Bon Secours Wellness Arena is planning a major renovation of its existing facilities, an expansion to its marshalling yard, and a new amphitheater and site-wide improvements.

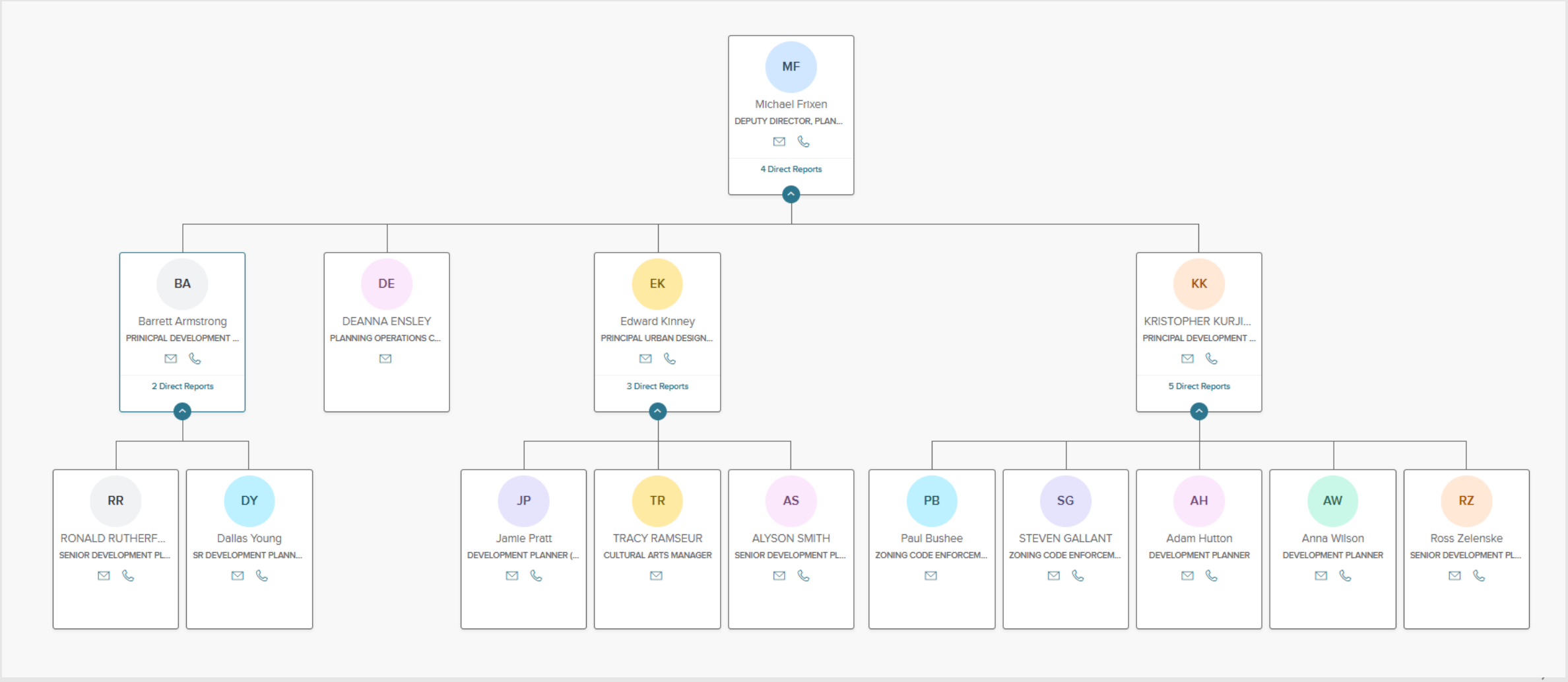
  This complex multi-phased project has undergone a years-long planning and visioning exercise which will bring new life and energy to one of Greenville's most popular attractions. The initial phase of the project was approved at the DRB public hearing on June 18, with subsequent review of the site design elements on October 15. This project will also have a major economic impact on the city over the next several decades.



Roles and Functions of Planning Review Boards

city of greenville

Department Overview



Planning Commission

- ***Review and recommendation*** to city council on the following applications and projects:
  - Zoning map amendments
  - Zoning text amendments
  - Comprehensive plan
  - Small area, neighborhood, and corridor plans

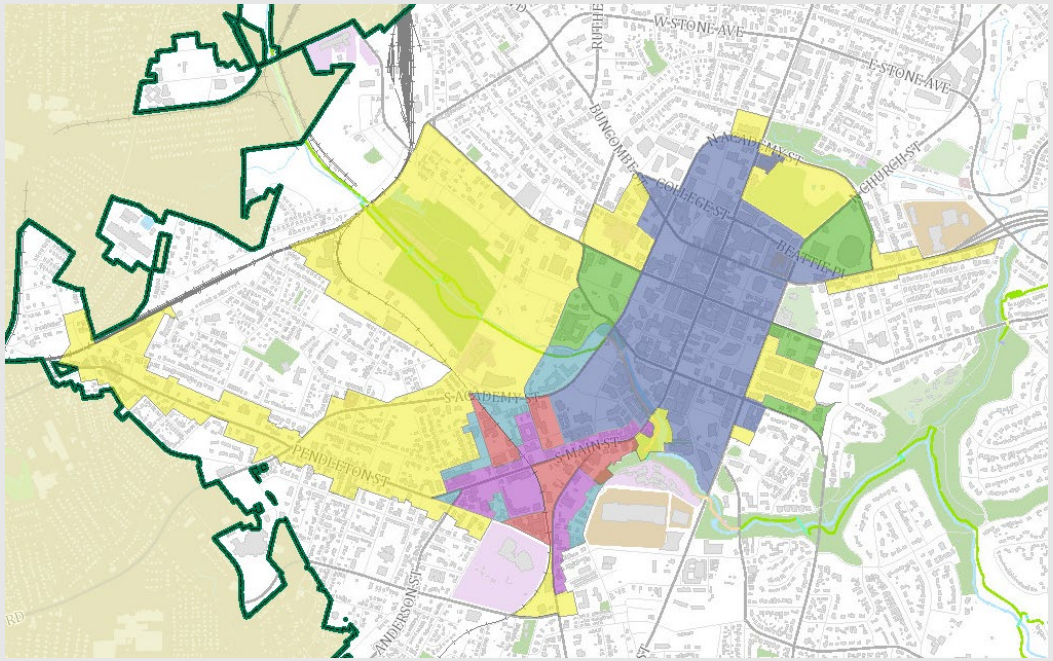
- ***Final decision*** on the following applications and projects:
  - Approval of the EDSM
  - Major Subdivisions
  - Appeals of the Administrator regarding minor subdivisions
  - Stormwater Variances
  - Street name changes
  - Some Final Development Plans

Board of Zoning Appeals

***Powers and duties*. The Board of Zoning Appeals (BZA) has the following powers and duties:**

1. *Special exceptions*. To review and decide special exception permits.
2. *Variance permits*. To review and decide applications for variance permits.
3. *Appeals*. To hear and decide appeals taken by any person aggrieved by a decision or interpretation of the administrator.

Design Review Board



- Establishing and modifying the Downtown Design Guidelines, and boundary changes (recommend to City Council)
- Review applications for Major Certificates of Appropriateness with the Downtown Design Guidelines
- Appeals and unreasonable hardship exemptions

Historic Review Board

- Review Certificate of Appropriateness applications for compliance with the Historic Guidelines
- Review demolition permits for historic structures
- Review requests for local landmark designations
- Review RHP applications
- Appeals and unreasonable hardship exemptions



Arts in Public Places Commission

- Evaluate and recommend specific pieces of art for placement throughout the city
- Identify strategic sites for new public art
- Establish partnerships and funding opportunities for public art
- Promote awareness of art in the community



Session 2:

Legal Aspects of Board Communication and Processes

(Executive Session)

Ex Parte Communications

- Ex Parte communications occur when members of the Planning Commission speak to an interested party about the subject matter at issue outside the presence of the other interested party.

- In an Informal Opinion, the S.C. Attorney General indicated that a Planning Commission, when acting as a quasi-judicial body, cannot engage in ex parte communications. 1997 WL 568829 (S.C.A.G. July 9, 1997).

Ex Parte Communications

- Ex parte communications create a "rebuttable presumption" of prejudice and can jeopardize zoning decisions. 1997 WL 568829 (S.C.A.G. July 9, 1997).
- Ross v. Med. Univ. of S.C., 328 S.C. 51 (1997)
  - Reviewing body subject to Administrative Procedures Act (meaning, another quasi-judicial body) engaged in ex parte communications
  - Disadvantaged party could not establish prejudice from those communications
  - Court held the communications were "harmless" and "not reversible error"
- "Soft recusals" for unsolicited and unrequited ex parte communications? (do they even need to be disclosed?)

Executive Sessions

Summerville Board of Architectural Review S.C. Court of Appeals, June of 2021

- Allegations of (1) a secret meeting (2) improper minutes, (3) lack of notice, (4) unreasonable restrictions on public comment and (5) deliberately withholding information from the public
- Held: The board followed its own rules of procedure and the general parliamentary rules
- Developer workshops with 2 members of the BAR were okay (close call)
- 3-minute speaking limit is okay.
- Different meeting room than normal is okay

Freedom of Information Act

(a/k/a the Open Meeting Law or the Sunshine Act)

- Section 30-4-20.(d) "Meeting" means the convening of a quorum of the constituent membership of a public body, whether corporal or by means of electronic equipment, to discuss or act upon a matter over which the public body has supervision, control, jurisdiction

- Section 30-4-60. Meetings of public bodies shall be open

  Every meeting of all public bodies shall be open to the public unless closed pursuant to Section 30-4-70 of this chapter

Freedom of Information Act

DRB Workshops under FOIA

FACTS: "[T]he Developer held a series of 'workshops' with members of the Board [of Architectural Review] to discuss the Project. In an email to the Board, a Town employee reminded members that two members [and, later, three members] would meet with the Developer at a time so there would be 'no possibility of it looking like a quorum"

COURT OF APPEALS: "We acknowledge the problematic nature of these emails and note that 'workshops' should not be used to circumvent FOIA requirements. However, we find these workshops between Board members and the Developer did not constitute 'meetings' under the plain language of our FOIA statutes." *Croft v. Summerville*, 837 S.E.2d 219, 227–28 (Ct. App. 2019)

ATTORNEY GENERAL: "This Office disagrees with the conclusion in *Croft*, and instead finds that the General Assembly did not intend the S.C. FOIA to require such a formulaic construction of quorum requirements and the prohibition of violations of the open meeting requirements." 2021 WL 1832297, at *8 (S.C.A.G. Feb. 18, 2021)

SUPREME COURT: "[T]his appeal is now moot.... [t]his controversy ended when the Developer decided not to build the Project.... we vacate the court of appeals' decision and dismiss this appeal as moot." Croft v. Summerville, 860 S.E.2d 352 (S.C. 2021)

Freedom of Information Act

FOIA public meeting exemption for legal advice:

> "the receipt of legal advice [relating to] a pending, threatened, or potential claim or other matters covered by the attorney-client privilege, settlement of legal claims, or the position of the public agency in other adversary situations involving the assertion against the agency of a claim." S.C. Code Section 3-4-70(a)(2).

Agenda description?

Executive sessions. "Can we just talk about these two things since they are legal matters?"

Chairperson Functions

- Be familiar with board/commission bylaws and procedures
- Call meeting to order
- Ask attendees to limit public comments to three minutes each
- Maintain meeting decorum
  - Ejectment: FOIA "does not prohibit the removal of any person who willfully disrupts a meeting to the extent that orderly conduct of a meeting is seriously compromised." S.C. Code 30-4-70(d). That said, always a good idea to consult your board/commission attorney in such cases.
  - If public comment is over, then public comment is over. The Chairperson can invite more information if necessary. Use your best judgment (and the gavel).

Chairperson Functions

Ejectment: Lockaby v. City of Simpsonville

- Council member ejected from a City Council Meeting by the Mayor pursuant to lengthy line of questioning and argument between the Mayor and council member during the meeting
- City Ordinance provided that a presiding officer shall have the ability to eject from the meeting "[a]ny person who … engages in disorderly conduct which disrupts or … impedes the orderly conduct of a city council meeting"
- Council member sued City of Simpsonville alleging violations of First Amendment and Fourth Amendment rights.
- Court held council member's suit was barred based on legislative immunity as the ejectment was a "legislative act"
  - "***We have little trouble concluding that disciplinary actions targeted at a council member for the sake of keeping order during a meeting is a legislative function.***"

Recent Development Code Updates

Zoning Districts (Art. 19-2)

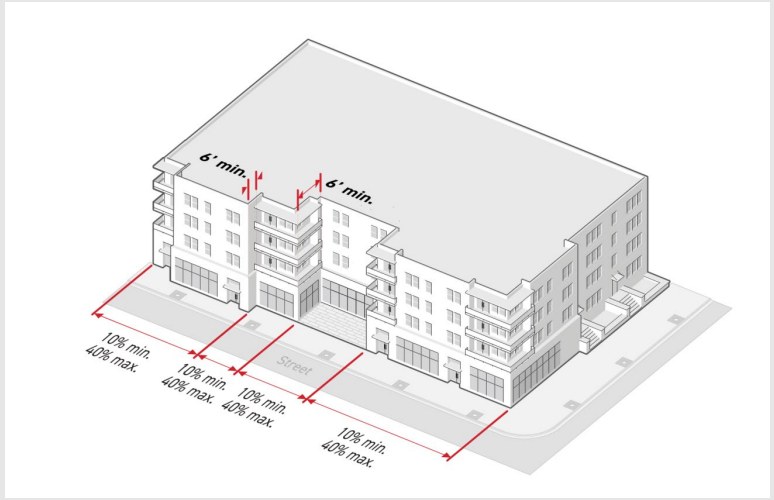
BG Zoning (36 mo.)

- Intent clarification
- Increase in setback range (30’ max.)
- No max. setback on site streets
- Active depth reduction (10’)



Entry Spacing Calculation (36 mo.)

Alternative Design Standards for RH- and RN- (30 mo.)



Building Break Calculation (24 mo.)

Recent Development Code Updates

Use Regulations (Art. 19-3)

Change of Use Standards (18 mo.)

Conditional Use Permits (30 mo.)

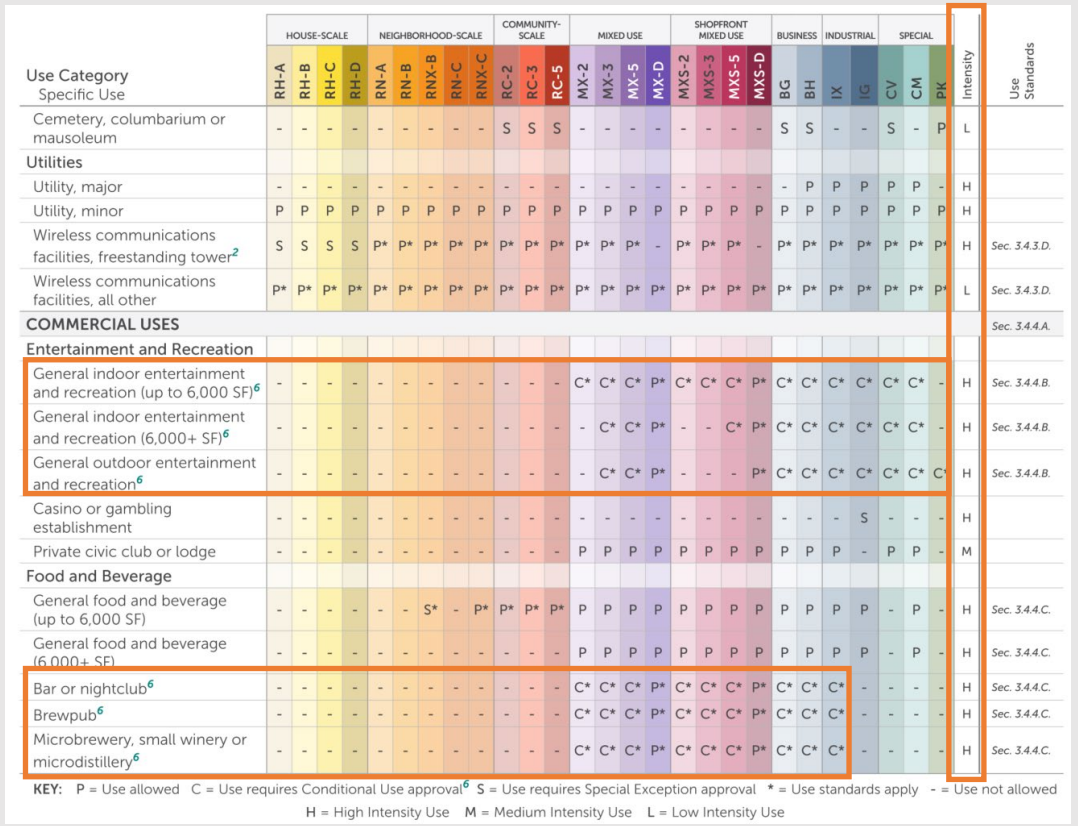
Late Night Use Standards (30 mo.)

Bank and ATM Use Standards (30 mo.)

Development Standards (Art. 19-4)

Sidewalk Fee-in-lieu (24 mo.)

EV Charging Incentive (24 mo.)



Use Category Specific Use	HOUSE-SCALE				NEIGHBORHOOD-SCALE				COMMUNITY-SCALE			MIXED USE				SHOPFRONT MIXED USE				BUSINESS		INDUSTRIAL		SPECIAL			Intensity	Use Standards
	RH-A	RH-B	RH-C	RH-D	RN-A	RN-B	RNX-B	RN-C	RNX-C	RC-2	RC-3	RC-5	MX-2	MX-3	MX-5	MX-D	MXS-2	MXS-3	MXS-5	MXS-D	BG	BH	IX	IG	CV	CM	PK		
Cemetery, columbarium or mausoleum	-	-	-	-	-	-	-	-	-	S	S	S	-	-	-	-	-	-	-	-	S	S	-	-	S	-	P	L	
Utilities																													
Utility, major	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	-	H	
Utility, minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	H	
Wireless communications facilities, freestanding tower[2]	S	S	S	S	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	-	P*	P*	P*	-	P*	P*	P*	P*	P*	P*	P*	H	Sec. 3.4.3.D.
Wireless communications facilities, all other	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	P*	L	Sec. 3.4.3.D.
COMMERCIAL USES																													Sec. 3.4.4.A.
Entertainment and Recreation																													
General indoor entertainment and recreation (up to 6,000 SF)[6]	-	-	-	-	-	-	-	-	-	-	-	-	C*	C*	C*	P*	C*	C*	C*	P*	C*	C*	C*	C*	C*	C*	-	H	Sec. 3.4.4.B.
General indoor entertainment and recreation (6,000+ SF)[6]	-	-	-	-	-	-	-	-	-	-	-	-	-	C*	C*	P*	-	-	C*	P*	C*	C*	C*	C*	C*	C*	-	H	Sec. 3.4.4.B.
General outdoor entertainment and recreation[6]	-	-	-	-	-	-	-	-	-	-	-	-	-	C*	C*	P*	-	-	-	P*	C*	C*	C*	C*	C*	C*	C	H	Sec. 3.4.4.B.
Casino or gambling establishment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	S	-	-	-	H	
Private civic club or lodge	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	-	P	P	-	M	
Food and Beverage																													
General food and beverage (up to 6,000 SF)	-	-	-	-	-	-	S*	-	P*	P*	P*	P*	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	H	Sec. 3.4.4.C.
General food and beverage (6,000+ SF)	-	-	-	-	-	-	-	-	-	-	-	-	P	P	P	P	P	P	P	P	P	P	P	P	-	P	-	H	Sec. 3.4.4.C.
Bar or nightclub[6]	-	-	-	-	-	-	-	-	-	-	-	-	C*	C*	C*	P*	C*	C*	C*	P*	C*	C*	C*	-	-	-	-	H	Sec. 3.4.4.C.
Brewpub[6]	-	-	-	-	-	-	-	-	-	-	-	-	C*	C*	C*	P*	C*	C*	C*	P*	C*	C*	C*	-	-	-	-	H	Sec. 3.4.4.C.
Microbrewery, small winery or microdistillery[6]	-	-	-	-	-	-	-	-	-	-	-	-	C*	C*	C*	P*	C*	C*	C*	P*	C*	C*	C*	-	-	-	-	H	Sec. 3.4.4.C.

KEY: P = Use allowed C = Use requires Conditional Use approval[6] S = Use requires Special Exception approval * = Use standards apply - = Use not allowed
H = High Intensity Use M = Medium Intensity Use L = Low Intensity Use

Recent Development Code Updates

Environmental Protection (Art. 19-5)

Establishment of Tree Preservation Corridors (18 mo.)

Administration (Art. 19-6)

Project Preview Meeting Requirements for Subdivisions (18 mo.)

Appeals of Administrative Decisions (36 mo.)

Downtown Design Flexibility (36 mo.)





QUESTIONS & DISCUSSION

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